

Grandview Community Advisory Team (CAT)

**Monday, October 14, 2013
7:00 to 8:30 PM**

Edina City Hall, Community Room (second floor)

Agenda:

- 1) Defining the Community Space
- 2) Work Plan update

Next Meeting: Monday, October 28, 2013

City of Edina
Grandview Community Advisory Team (CAT)

September 23, 2013 Meeting Notes

Present: Jimmy Bennett, Bright Dornblaser, Co-Chair Mike Fischer, Sandy Fox, Sue Jacobson, Co-Chair Jennifer Janovy, Bill McReavy, Pat Olk, Bill Neuendorf (staff liaison)

Absent: Nancy Grazzini-Olson, Michael Schroeder, Kevin Staunton

- 1) Welcome – The meeting was called to order at 7:00 p.m. Steve Elkins, Met Council Representative, introduced himself to the team.
- 2) Preparing the Request for Interest (RFI)
 - a. 9/3/13 Direction from City Council – The team reviewed and discussed the direction provided by City Council regarding the former Public Works site.
 - b. General Contents – A draft table of contents was reviewed. It was noted that the RFI can be brief but needs to include a description of the site and community vision, a potential redevelopment program, and evaluation criteria. The group discussed the importance of evaluating the Comp Plan and the zoning as part of this process.
 - c. Additional Data needed (survey, inventory, etc.) – City staff has contacted Decision Resources to discuss possible assistance in a resident survey. Decision Resources is available and needs additional direction regarding the types of questions to be asked. It was suggested that the survey also have open ended questions to allow residents to provide ideas from what they have seen in other communities. Jennifer Janovy, Jimmy Bennett and Bright Dornblaser agreed to participate with the consultant to craft the survey questions.

The team discussed the inventory of community spaces that will need to be prepared. It was suggested that the utilization rates of facilities should also be considered. There was support for both indoor and outdoor community space that would be available to the public year round. When the needs are being assessed, it was also suggested that the future needs be anticipated rather than simply looking at historical facilities.

The team also discussed specific ideas and possible needs for community space as well as the possibility of surveying civic groups to find out their specific needs. A Survey Monkey, which includes questions on both indoor and outdoor

facilities, will be sent out to the team as a preliminary step to create a baseline for the group.

- d. Evaluation Criteria & Selection Process – The team discussed a general timeline of selecting a developer in 2014 with construction complete in 2016.
- 3) Preparing an Implementation Work Plan with key dates and activities
- a. Redevelopment of Public Works Site – January 1, 2014 is the target deadline set by City Council. It was suggested that zoning codes should also be reviewed.
 - b. Broader Implementation of Framework –The co-chairs and Bill Neuendorf will work together on putting together a timeline for the work plan. It was suggested that the work plan follow a consistent format as City commissions and include preliminary infrastructure studies that are completed in time to inform the RFI.
 - c. Steve Elkins noted affordable housing will be an important scoring criteria for future Met Council grants.
 - d. Infrastructure and Transportation Survey -- The team decided to begin working on a study to understand the current infrastructure and transportation, but it does not have to be finished prior to the RFI. Future light rail and multi-use park 'n ride structures were discussed.
- 4) Administrative Items
- a. Meetings are needed to complete the work plan timeline as well as to push ahead with the determination of the preferred type of community space. The next meetings were set for the second and fourth Mondays at 7:00 p.m. for the next couple months (October 14, October 28 and November 11).
- 5) Adjourn – the group adjourned at 8:35 p.m.

Prepared by: Allison Burr, TimeSaver Off Site Secretarial, Inc.

Reviewed by: Bill Neuendorf

Community Facility Inventory

10/10/13 Proposal from Weber Community Planning

Thank you for requesting this proposal for assistance in preparing an inventory and analysis of community facilities in and near Edina. I understand that the City wishes to respond to citizens' desires for a public or civic component in the planned redevelopment of the former Edina Public Works Department site on Eden Avenue in the Grandview District. That discussion will be aided by an understanding of which public or private "facilities" that currently exist within a reasonable distance of citizens' homes, including those outside of Edina that are open to use by the general public.

Scope to include:

- *Draft a list of public and private facilities within Edina by type of facility that address indoor recreation, art, wellness, continuing education, meetings, celebrations, and other categories that may be discovered. Use information that is available via the City's Website including the Comprehensive Plan.*
- *Prepare a comprehensive matrix of community facilities within and near Edina. Briefly describe the location, the physical features and the services offered for each. Include a map that is keyed to the matrix. Review and refine the matrix and map with the City's project manager.*
- *Meet with members of the Citizens Advisory Committee to present and explain the draft report. Receive comments and refine the report as recommended by the City's project manager.*
- *Finalize the report to include responses to comments received and a description of the process.*

Request For Interest (RFI)
Redevelopment of former Public Works site

INTRODUCTION

- Describe Grandview planning history
- State City / community goals
- Why RFI vs RFP vs highest bidder
-

COMMUNITY VISION FOR GRANDVIEW DISTRICT

- Summarize redevelopment goals
- Seven principles
- Identify questions still to be answered
-

DESCRIPTION OF SITE

- details (size, location, zoning, comp plan, etc)
- Refer to Phase 1 environmental assessment
- Allude to future opportunity site at Bus Garage
-

POTENTIAL REDEVELOPMENT PROGRAM

- Summarize community vision for the site
- Identify questions that need to be answered
-

SUBMITTAL REQUIREMENTS

- Examples of success & creativity
- Describe information that needs to be submitted
- Make it simple, but allow for creativity
-

MORE INFORMATION AND SUBMITTAL DEADLINES

- Open house
- Refer to Grandview planning archives
-

SELECTION PROCESS

- Describe vetting, interview, recommendation and selection processes
- Identify rough schedule (final dates TBD prior to release)
- Avoid uncertainty
-



DRAFT September 19, 2013



Celebrating great places in the region and fostering their further development.

CHARACTERISTICS OF GREAT PLACES

A great place is one that is open to the public, regardless of whether it is owned publicly or privately. A great place does not have a pre-determined scale.

Characteristics of a Great Place may include:

THE STORY	PHYSICAL	SOCIAL	INSPIRATIONAL
leadership	sustainable	safe	evokes emotion
team/collaborations	accessible	place of activity	transformational
roadblocks	edges/borders	people connect with/attach to/"own" the space	impacts the user/memorable
lessons learned	appropriate, quality materials	community involvement during development	contemplative
time elapsed	resilient/durable	gathering place	celebratory
basis for location	visual interest/aesthetic experience	maintained over time	elevates function to art
inspiration	special character		

Elements of “Placemaking”



Source: Project for Public Spaces

http://www.pps.org/reference/what_is_placemaking/

Eleven Principles for Creating Great Community Places

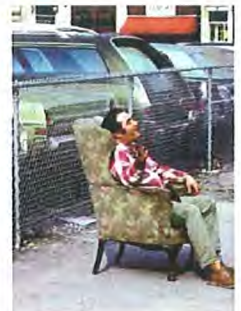
By *Project for Public Spaces* on Aug 10, 2009

Effective public spaces are extremely difficult to accomplish, because their complexity is rarely understood. As William (Holly) Whyte said, "It's hard to design a space that will not attract people. What is remarkable is how often this has been accomplished."

PPS has identified 11 key elements in transforming public spaces into vibrant community places, whether they're parks, plazas, public squares, streets, sidewalks or the myriad other outdoor and indoor spaces that have public uses in common. These elements are:

- The Community Is The Expert

The important starting point in developing a concept for any public space is to identify the talents and assets within the community. In any community there are people who can provide an historical perspective, valuable insights into how the area functions, and an understanding of the critical issues and what is meaningful to people. Tapping this information at the beginning of the process will help to create a sense of community ownership in the project that can be of great benefit to both the project sponsor and the community.



- Create a Place, Not a Design



If your goal is to create a place (which we think it should be), a design will not be enough. To make an under-performing space into a vital "place," physical elements must be introduced that would make people welcome and comfortable, such as seating and new landscaping, and also through "management" changes in the pedestrian circulation pattern and by developing more effective relationships between the surrounding retail and the activities going on in the public spaces. The goal is to create a place that has both a strong sense of community and a comfortable image, as well as a setting and activities and uses that collectively add up to something more than the sum of its often simple parts. This is easy to say, but difficult to accomplish.

- Look for Partners

Partners are critical to the future success and image of a public space improvement project. Whether you want partners at the beginning to plan for the project or you want to brainstorm and develop scenarios with a dozen partners who might participate in the future, they are invaluable in providing support and getting a project off the ground. They can be local institutions, museums, schools and others.\

- You Can See a Lot Just By Observing

We can all learn a great deal from others' successes and failures. By looking at how people are using (or not using) public spaces and finding out what they like and don't like about them, it is possible to assess what makes them work or not work. Through these observations, it will be clear what kinds of activities are missing and what might be incorporated. And when the spaces are built, continuing to observe them will teach even more about how to evolve and manage them over time.

- Have a Vision

The vision needs to come out of each individual community. However, essential to a vision for any public space is an idea of what kinds of activities might be happening in the space, a view that the space should be comfortable and have a good image, and that it should be an important place where people want to be. It should instill a sense of pride in the people who live and work in the surrounding area.

- Start with the Petunias: Lighter, Quicker, Cheaper

The complexity of public spaces is such that you cannot expect to do everything right initially. The best spaces experiment with short term improvements that can be tested and refined over many years! Elements such as seating, outdoor cafes, public art, striping of crosswalks and pedestrian havens, community gardens and murals are examples of improvements that can be accomplished in a short time.

- Triangulate

"Triangulation is the process by which some external stimulus provides a linkage between people and prompts strangers to talk to other strangers as if they knew each other" (Holly Whyte). In a public space, the choice and arrangement of different elements in relation to each other can put the triangulation process in motion (or not). For example, if a bench, a wastebasket and a telephone are placed with no connection to each other, each may receive a very limited use, but when they are arranged together along with other amenities such as a coffee cart, they will naturally bring people together (or triangulate!). On a broader level, if a children's reading room in a new library is located so that it is next to a children's playground in a park and a food kiosk is added, more activity will occur than if these facilities were located separately.

- They Always Say "It Can't Be Done"

One of Yogi Berra's great sayings is "If they say it can't be done, it doesn't always work out that way," and we have found it to be appropriate for our work as well. Creating good public spaces is inevitably about encountering obstacles, because no one in either the public or private sectors has the job or responsibility to "create places." For example, professionals such as traffic engineers, transit operators, urban planners and architects all have narrow definitions of their job – facilitating traffic or making trains run on time or creating long term schemes for building cities or designing buildings. Their job, evident in most cities, is not to create "places." Starting with small scale community-nurturing improvements can demonstrate the importance of "places" and help to overcome obstacles.



- Form Supports Function

The input from the community and potential partners, the understanding of how other spaces function, the experimentation, and overcoming the obstacles and naysayers provides the concept for the space. Although design is important, these other elements tell you what “form” you need to accomplish the future vision for the space.

- Money Is Not the Issue

This statement can apply in a number of ways. For example, once you've put in the basic infrastructure of the public spaces, the elements that are added that will make it work (e.g., vendors, cafes, flowers and seating) will not be expensive. In addition, if the community and other partners are involved in programming and other activities, this can also reduce costs. More important is that by following these steps, people will have so much enthusiasm for the project that the cost is viewed much more broadly and consequently as not significant when compared with the benefits.

- You Are Never Finished

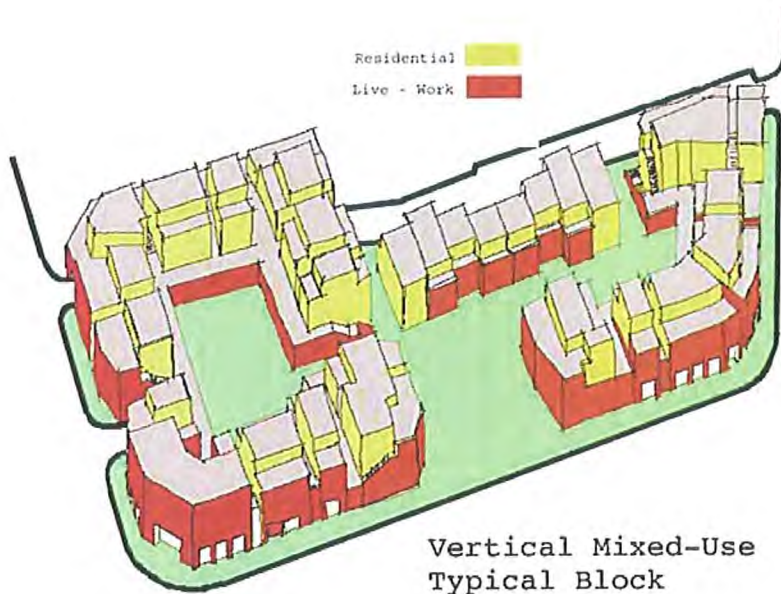
By nature good public spaces that respond to the needs, the opinions and the ongoing changes of the community require attention. Amenities wear out, needs change and other things happen in an urban environment. Being open to the need for change and having the management flexibility to enact that change is what builds great public spaces and great cities and towns.

Source: <http://www.pps.org/reference/11steps/>

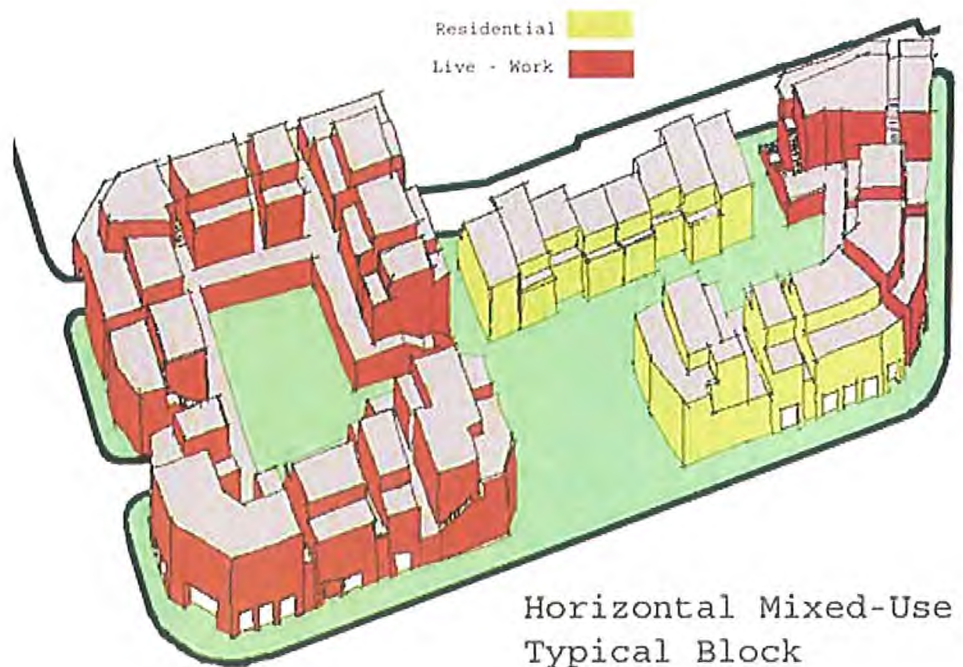
What is "Mixed-Use Development?"

According to American Planning Association (APA): Mixed-use development is (real estate) development that blends residential, commercial, cultural, institutional, and where appropriate, industrial uses. Mixed-use development:

- allows for greater housing variety and density
- reduces distances between housing, workplaces, retail businesses, and other destinations
- encourages more compact development
- strengthens neighborhood character
- promotes pedestrian and bicycle friendly environments



Source: www.bettercities.net



Mixed-Use Case Studies (from Urban Land Institute)

100 Cambridge Street

Boston, Massachusetts

Land Use(s): Office, Condominiums, Townhouses, Affordable Housing, Neighborhood Retail

Site Size: 3.0 acres/1.2 hectares

Location Type: Central City

www.100cambridgestreet.com

www.bowdoinplace.com

Project Summary Located on the edge of Boston's historic Beacon Hill district, 100 Cambridge Street/Bowdoin Place is a mixed-use development composed of a new five-story retail and residential structure that wraps around a renovated 22-story government office tower (formerly known as the Leverett Saltonstall Building) constructed in 1965. Developed by quasi-public entity Mass Development, the project blends 34,500 square feet (3,205 square meters) of street-level shops with 56 market-rate condominiums, 19 units of affordable housing, and 580,000 square feet (53,882 square meters) of office space—floors two through 12 of the office building are dedicated to commonwealth uses and floors 13 through 22 contain Class A office space for private sector tenants. The project also comprises a 400-space underground garage that provides parking for tenants, shoppers, and workers.



The Development Team

Mass Development/ Saltonstall Building Redevelopment Corp.
Elkus Manfredi Architects, Ltd.

	Acres	Hectares
Site Size	3	1.2
	Square Feet	Square Meters
Office Space	565,157	52,505
Retail Space	34,539	3,209
Industrial Space	0	0
Residential Units	NA	
--Single-Family Units	NA	
--Multifamily Units	75	
Hotel Rooms	NA	
Parking Spaces	415	
Max Floors	22	

Southborough

Charlotte, North Carolina, USA

Land Use(s): Multifamily For-Sale Housing, Townhouses, Ground-Floor Retail, Structured Parking

Site Size: 2.8 acres/1.1 hectares

Location Type: Other Central City

Project Summary

Located in Charlotte, North Carolina, Southborough is a mixed-use project with 69 residential units and a 30,280-square-foot (2,813-sq-m) commercial building that “wrap” an even larger Lowe’s home improvement store. Developed by the locally based Conformity Corporation, Southborough provides an example of how the construction of a large-format retail store in an existing neighborhood can be mitigated through a high-quality housing and commercial development that act as a buffer and enhance the urban fabric.



The Development Team The Conformity Corporation

	Acres	Hectares
Site Size	3	1.1
	Square Feet	Square Meters
Office Space	22,362	2,077
Retail Space	7,918	736
Industrial Space	NA	NA
Residential Units	31	
--Single-Family Units	11	
--Multifamily Units	20	
Hotel Rooms	NA	
Parking Spaces	93	
Max Floors	NA	
Use Data Status	Unknown	
Date Started	2007	
Date Completed	2009	

Project Web Site www.lovingssouthborough.com

Rockville Town Square

Rockville, MD, USA

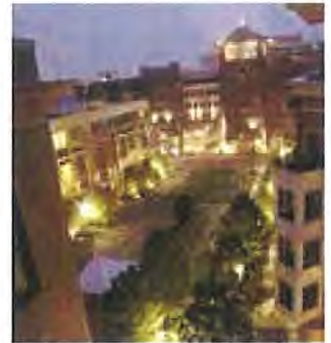
Land Use(s): Main Street Retail, Multifamily For-Sale and Rental Housing, Library, Arts Center, Open Space, Structured Parking

Site Size: 12.5 acres/5.1 hectares

Location Type: Inner Suburban

Project Summary

A six-block urban mixed-use infill project anchored by restaurants, shops, for-sale and rental multifamily housing, parking, and two public buildings (a regional library and a business innovation and arts center), Rockville Town Square is the first phase in the development of a 60-acre (24-ha) town center master plan. Located in an inner-ring, outside-the-Beltway suburb of Washington, D.C, on the Red Line of the city's Metrorail mass transit system, the pedestrian-oriented project features the two public buildings and four mid-rise residential structures atop ground-floor retail space, all surrounding a town square. The result of a public/private partnership among local developers, the city of Rockville, and Montgomery County, Rockville Town Square has created an urban live/work/play environment in an established suburban community.



The Development Team

Ross Development & Investment

	Acres	Hectares
Site Size	13	5.1
	Square Feet	Square Meters
Office Space	NA	NA
Retail Space	181,893	16,898
Industrial Space	NA	NA
Residential Units	NA	
--Single-Family Units	NA	
--Multifamily Units	NA	
Hotel Rooms	NA	
Parking Spaces	1,950	
Max Floors	NA	
Date Started	2009	

Project Web Site www.rockvilletownsquare.com

CAT WORK PLAN

DRAFT

For review & comment

Objective	Task	Key Dates	Lead Ally	Comment
Groundwork	4. Programming of community / civic space	Fall 2013	City Council, others TBD	
	5. Create 'sustainability guide' from Green Step		Energy & Environment	
	6. TIF District		City Council	In progress
	7A. Design Guidelines		Plan Commission	
	7. Form-based zoning code for mixed-use center		Plan Commission	
	8. Green building standards required for district		Energy & Environment	
	9. Prepare Phase 1 Master Plan		Plan Commission	
	10. Address 'lifecycle' and affordable housing		City Council	
	Identify infrastructure capacity (water, sewer, other utilities)	Spring 2014		
	Identify existing transportation capacity and gaps (vehicles & pedestrian)	Spring 2014		
Land Use	11. Bus Garage site development	2014-15	SD 273	
	12, 14, 15, 19, 27 Prepare for Redevelopment of PW site	2013-14	City Council, Plan Commission	
	14. Redevelopment of Warner/OLG site	??	OLG	
Public Realm				
Transportation				
To Be Completed and Refined by CAT				